



# Hanover County Board of Supervisors

March 12, 2014

*Hanover: People, Tradition & Spirit*



C-22-03(c), Am. 1-13  
Lois D. and Sterling S. Medlin, Jr. et al.  
**Henry Magisterial District**

Request	Amend the cash proffer for 2 lots in the Medlin subdivision
Location	South line of Fire Lane, 0.33 miles east of its intersection with Appaloosa Trail
Zoning	AR-6(c), Agricultural Residential District with conditions



# Hanover County, Virginia

## Zoning Map

### Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-O
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

### C-22-03(c), Am. 1-13

Lois D. and Sterling S. Medlin, et al.

cash proffer amendment

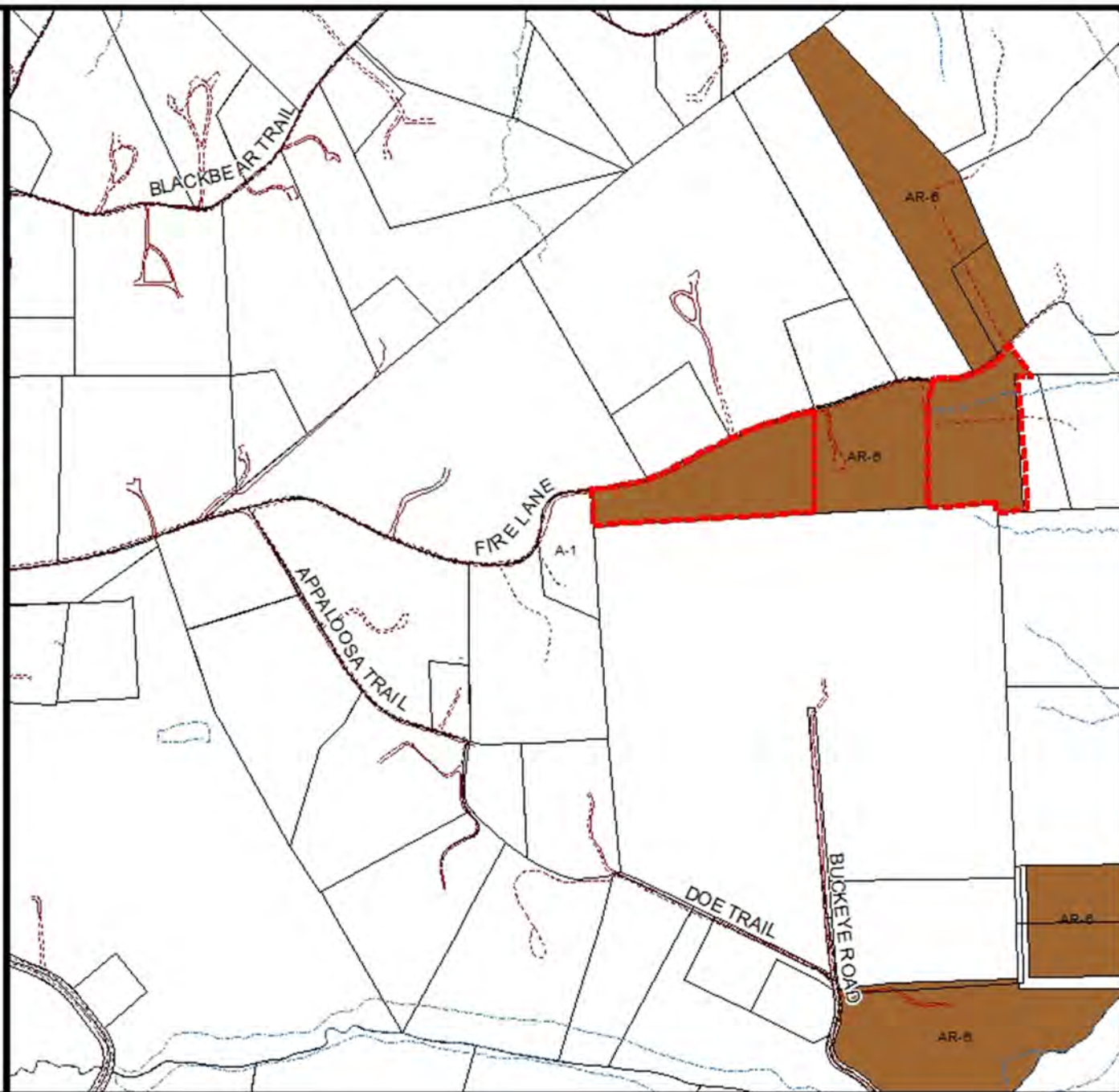
Zoned AR-6

GPIN's: 8727-56-0942 & 8727-57-1122  
Henry Magisterial District



1 inch = 600 feet

December 02, 2013



C-22-03(c), Am. 1-13  
Lois D. and Sterling S. Medlin, Jr. et al.  
**Henry Magisterial District**

Planning Analysis:

- The request is to amend the following:
- Reduce Proffer No. 1 from \$7,866.00 (capital & road improvements) to \$2,306.00 (road improvements)



C-22-03(c), Am. 1-13  
Lois D. and Sterling S. Medlin, Jr. et al.  
**Henry Magisterial District**

*Recommendations:*

The Planning Commission and staff recommend **APPROVAL**  
subject to the submitted proffers



C-16-13(c)  
Pleasant Grove Investors, L.L.C.  
**Chickahominy Magisterial District**

Request	Rezone from R-1 to B-1(c) to allow for a medical office building
Location	West line of Shady Grove Road, 250' north of its intersection with Meadowbridge Road
Zoning	R-1, Single Family Residential District
Acres	1.25
Land Use	Commercial





# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Sub. Transitional 1-2 DU/Ac
- Sub. General 1-4 DU/Ac
- Sub. High 4-8 DU/Ac
- Multi Family 8-15 DU/Ac
- Commercial
- Multi Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville SAP
- Flood Plain
- LDR

**C-16-13**

Pleasant Grove Investors, L.L.C.

Rezone R-1 to B-1

Commercial Land Use

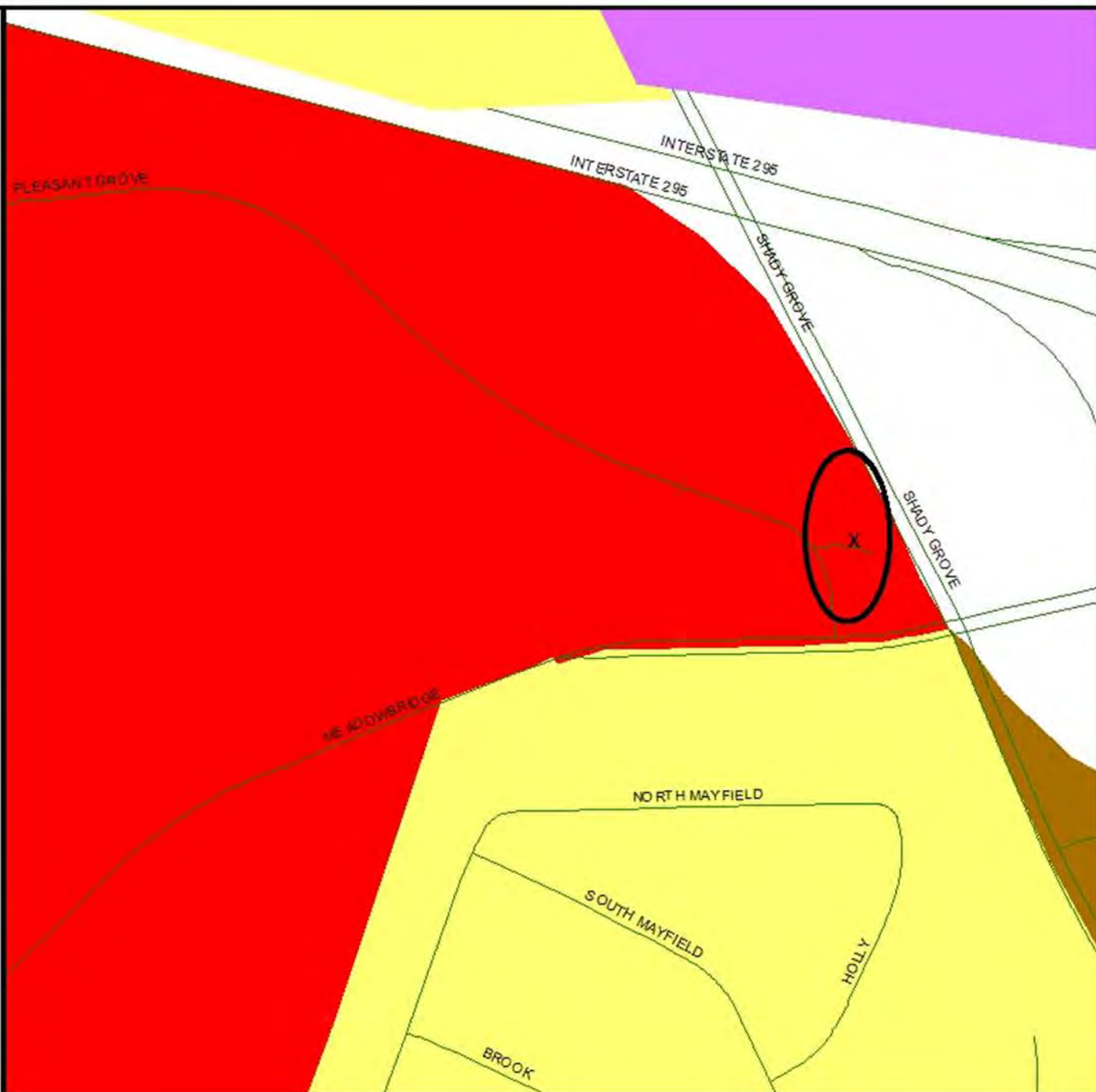
GPIN's: 8705-74-7730 & 8705-74-7491

Chickahominy Magisterial District



1 inch = 400 feet

December 03, 2013



C-16-13(c)  
Pleasant Grove Investors, L.L.C.  
Chickahominy Magisterial District

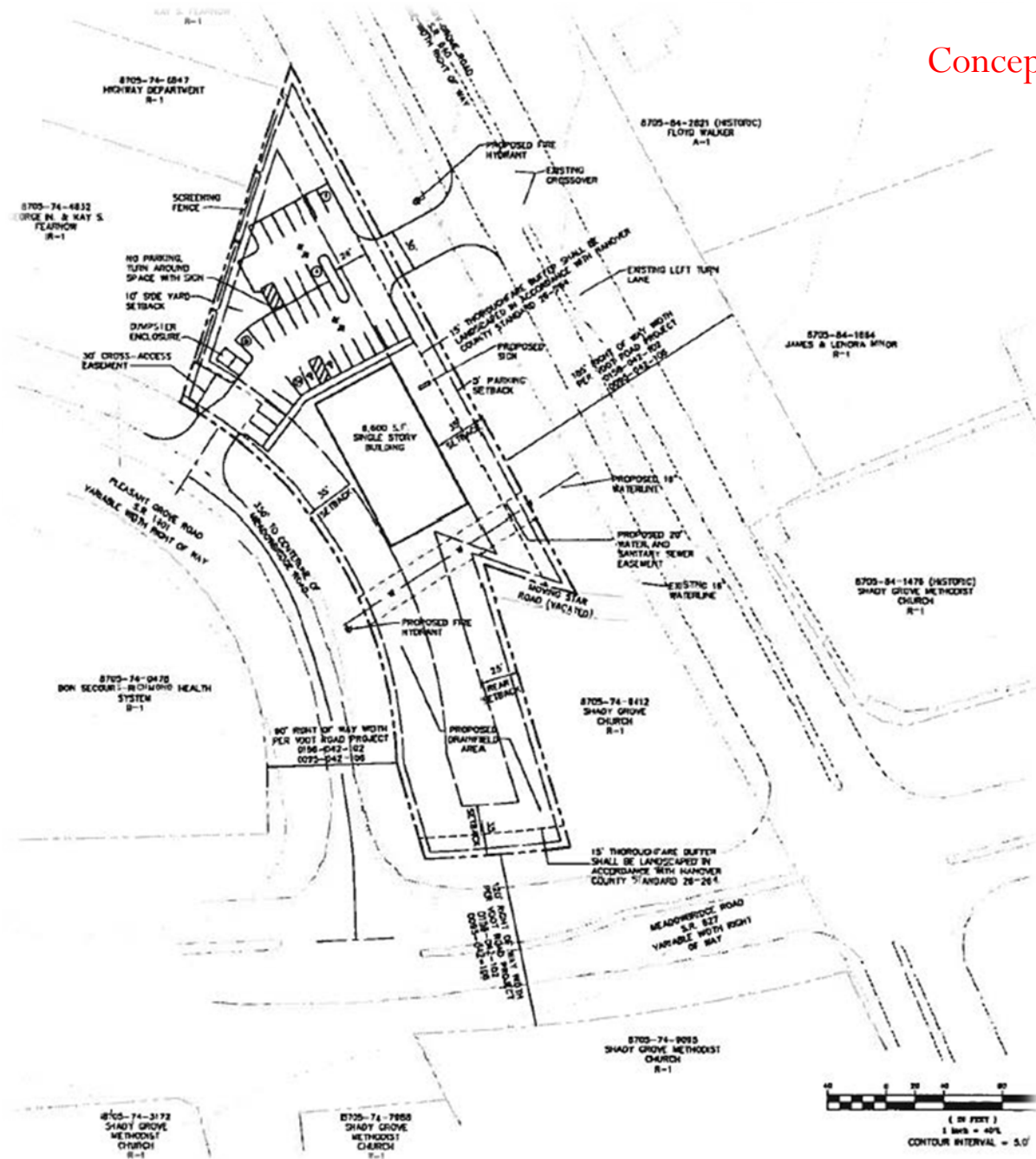
Planning Analysis:

- The conceptual plan shows the following:
- 6,600 sq ft, one-story building
  - Entrances on Pleasant Grove Road and Shady Grove Road, which meet VDOT access management requirements
  - Existing crossover and left turn lane in place for Shady Grove Road entrance
  - Parking lot screening from adjacent residentially-zoned properties
  - Cross-access easement to adjoining property to the north





## Conceptual Plan



C-16-13(c)  
Pleasant Grove Investors, L.L.C.  
Chickahominy Magisterial District

Proffers:

- Conceptual plan
- 6' screening fence along the adjoining residentially-zoned property to the north
- Architectural materials that will be harmonious with Memorial Regional Medical Center
- Construction of a 16" water line and connection to public sewer, when available



C-16-13(c)  
Pleasant Grove Investors, L.L.C.  
**Chickahominy Magisterial District**

Proffers, cont.:

- Screening of all mechanical units
- Monument signage that is compatible with the architectural theme of the building
- Cross-access easement provided to parcel to the north



C-16-13(c)  
Pleasant Grove Investors, L.L.C.  
**Chickahominy Magisterial District**

*Recommendations:*

The Planning Commission and staff recommend **APPROVAL** subject to the submitted proffers



SE-2-14

Atlee Road Realty, L.L.C.

**Chickahominy Magisterial District**

Request	Allow 2 entrances within less than 600' of road frontage and relocate the required landscaping
Location	Southeast quadrant of the intersection of Chamberlayne Road and Atlee Road
Zoning	B-3(c), General Business District with conditions
Acres	2.9
Land Use	Commercial



# Hanover County, Virginia

## Land Use Map

### Legend

Agricultural

Rural Village

Suburban Transitional

Suburban General

Suburban High

Multi-Family

Commercial

Multi-Use

Mixed-Use (LC/HR)

Mixed-Use (HC/LR)

Business-Industrial

Industrial

Limited Industrial

Planned Business

Destination Commerce

Flood Plain

**SE-2-14**

Atlee Road Realty, L.L.C.

access and landscaping exceptions

Zoned B-3

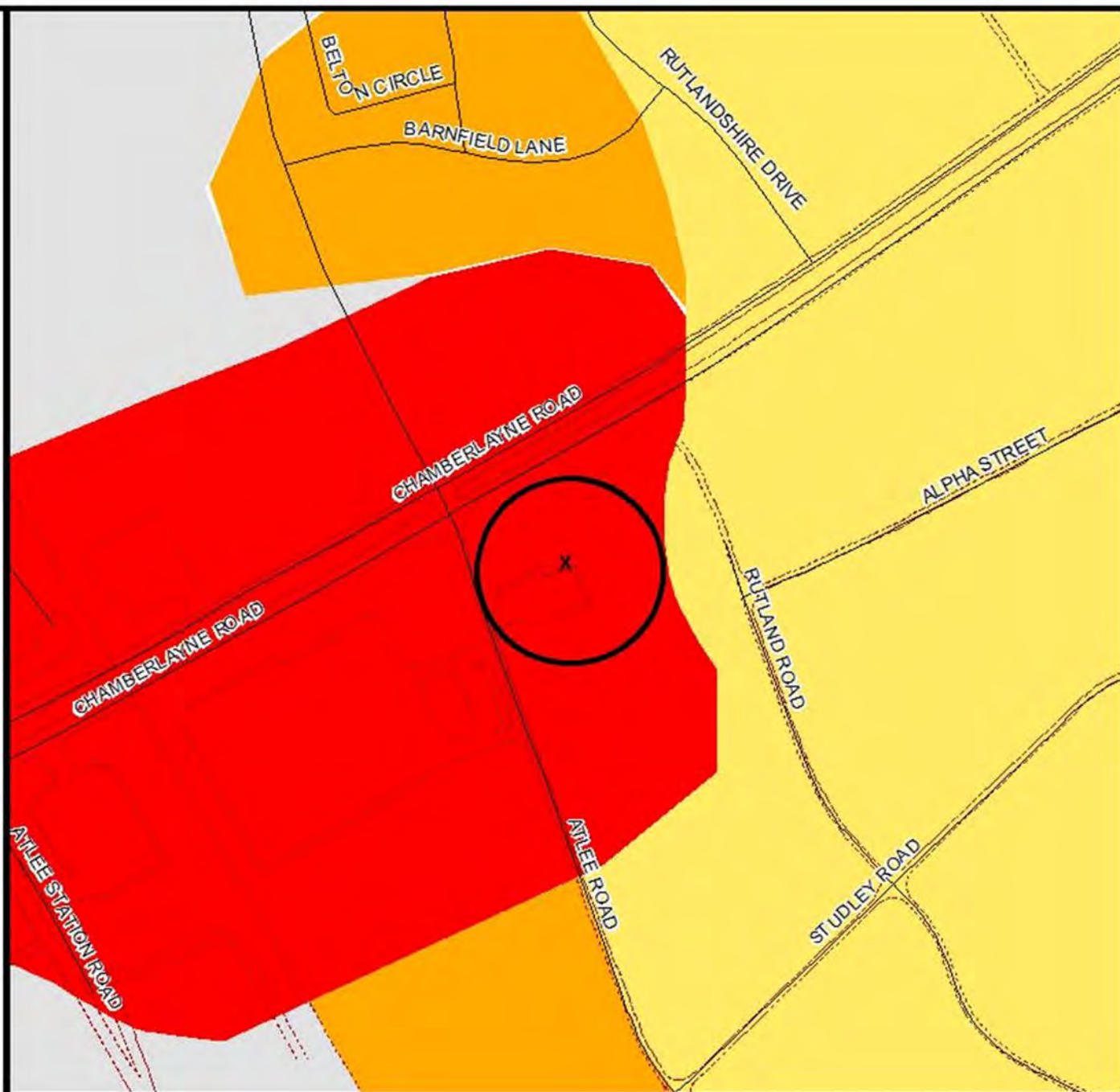
OPIN'S: 0706-12-7-167 & 0706-12-0045

Chickahominy Magisterial District



1 inch = 300 feet

February 03, 2014





SE-2-14  
Atlee Road Realty, L.L.C.  
**Chickahominy Magisterial District**

Planning Analysis :

- Public Works and VDOT have a road project to improve Atlee Road south of its intersection with U.S. Route 301
- The existing full movement entrance on Atlee Road will become right-in/right-out only
  - A new full movement entrance is proposed at the southern end of the site, near the Stevie B's Restaurant



SE-2-14  
Atlee Road Realty, L.L.C.  
**Chickahominy Magisterial District**

Planning Analysis, cont. :

- The applicant is requesting an exception to access and landscaping standards necessitated by the road project
- The ordinance permits one entrance per 300' of frontage
  - The subject property has less than 400' of frontage on Atlee Road which would only permit one entrance
- The new entrance also affects the design of the required parking lot and landscaping



# VDOT Plan

USE FOR  
CONSTRUCTION

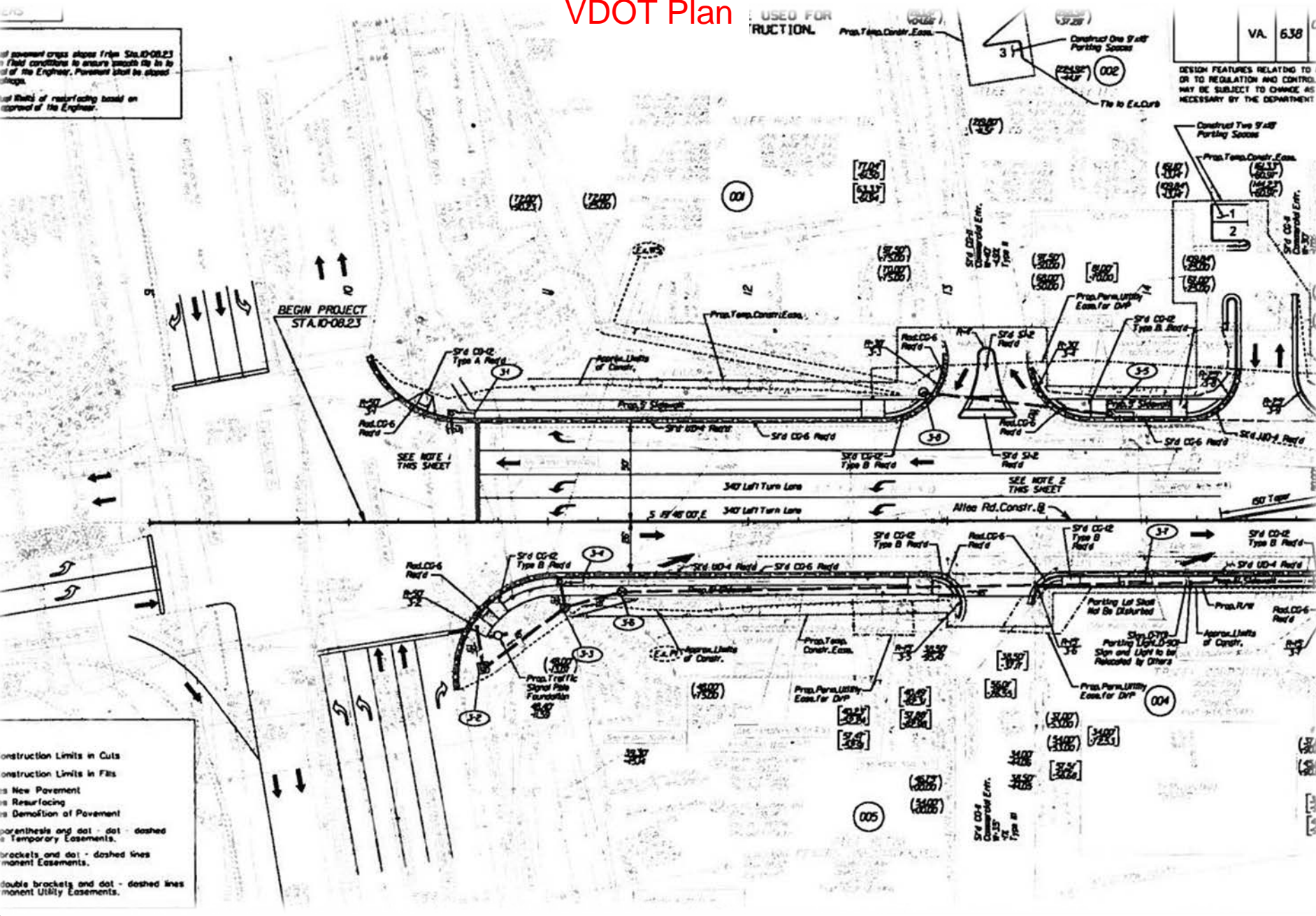
VA 638

DESIGN FEATURES RELATING TO  
OR TO REGULATION AND CONTROL  
MAY BE SUBJECT TO CHANGE AS  
NECESSARY BY THE DEPARTMENT

and pavement cross slopes from Sta. 10+00.23  
in field conditions to ensure smooth tie in to  
rest of the Engineer. Pavement shall be sloped  
uniformly.

and width of resurfacing based on  
approval of the Engineer.

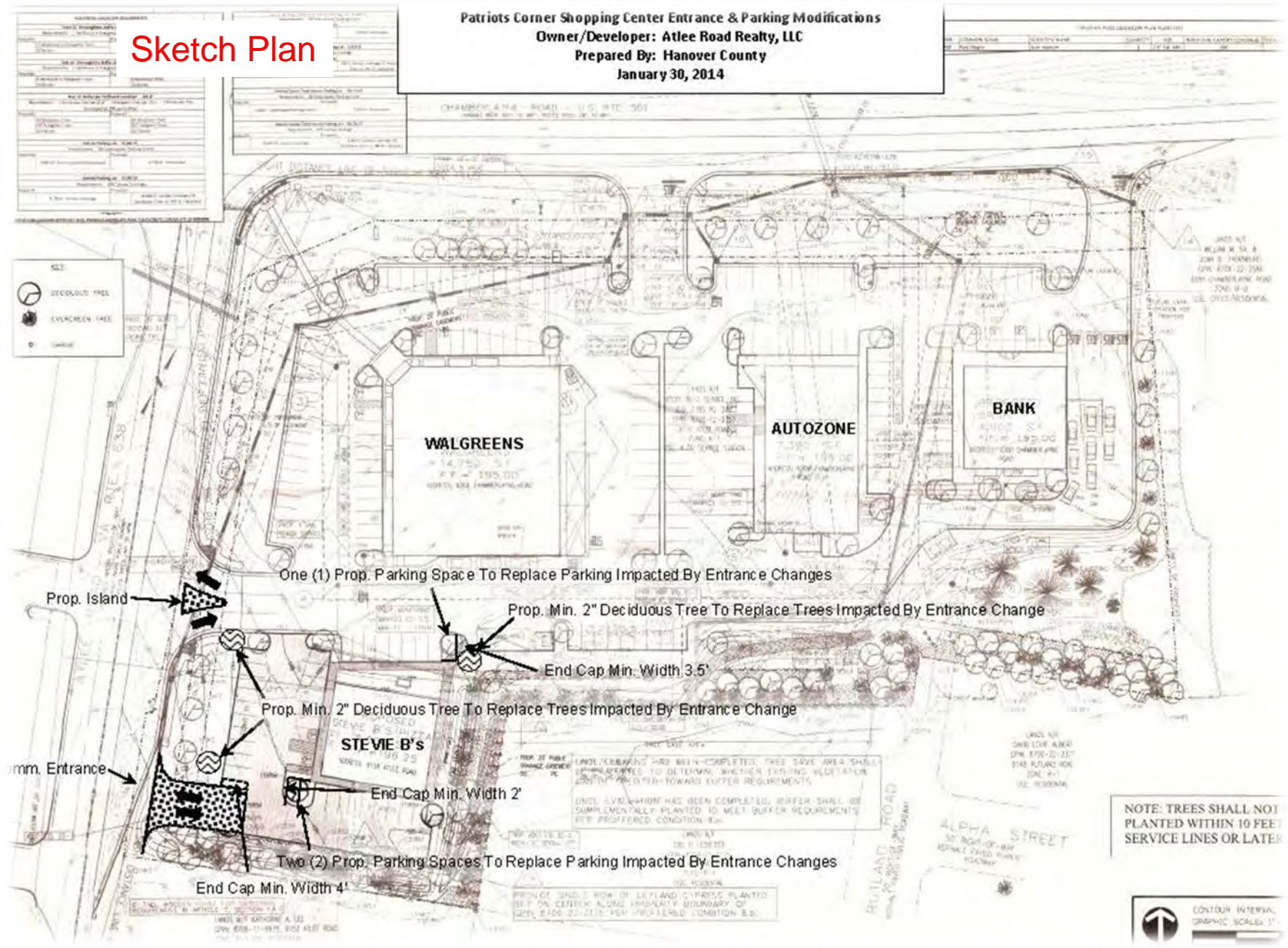
Construction Limits in Cuts  
Construction Limits in Fills  
New Pavement  
Resurfacing  
Demolition of Pavement  
parenthesis and dot - dot - dashed  
Temporary Easements.  
brackets and dot - dashed lines  
Permanent Easements.  
double brackets and dot - dashed lines  
Permanent Utility Easements.





# Sketch Plan

**Patriots Corner Shopping Center Entrance & Parking Modifications**  
**Owner/Developer: Atlee Road Realty, LLC**  
**Prepared By: Hanover County**  
**January 30, 2014**



SE-2-14  
Atlee Road Realty, L.L.C.  
**Chickahominy Magisterial District**

Staff Recommendation:

Recommends **APPROVAL** subject to the conditions outlined in the staff report



Ordinance of Vacation  
Walnut Hill, Section II Subdivision (George Bryant)  
**South Anna Magisterial District**

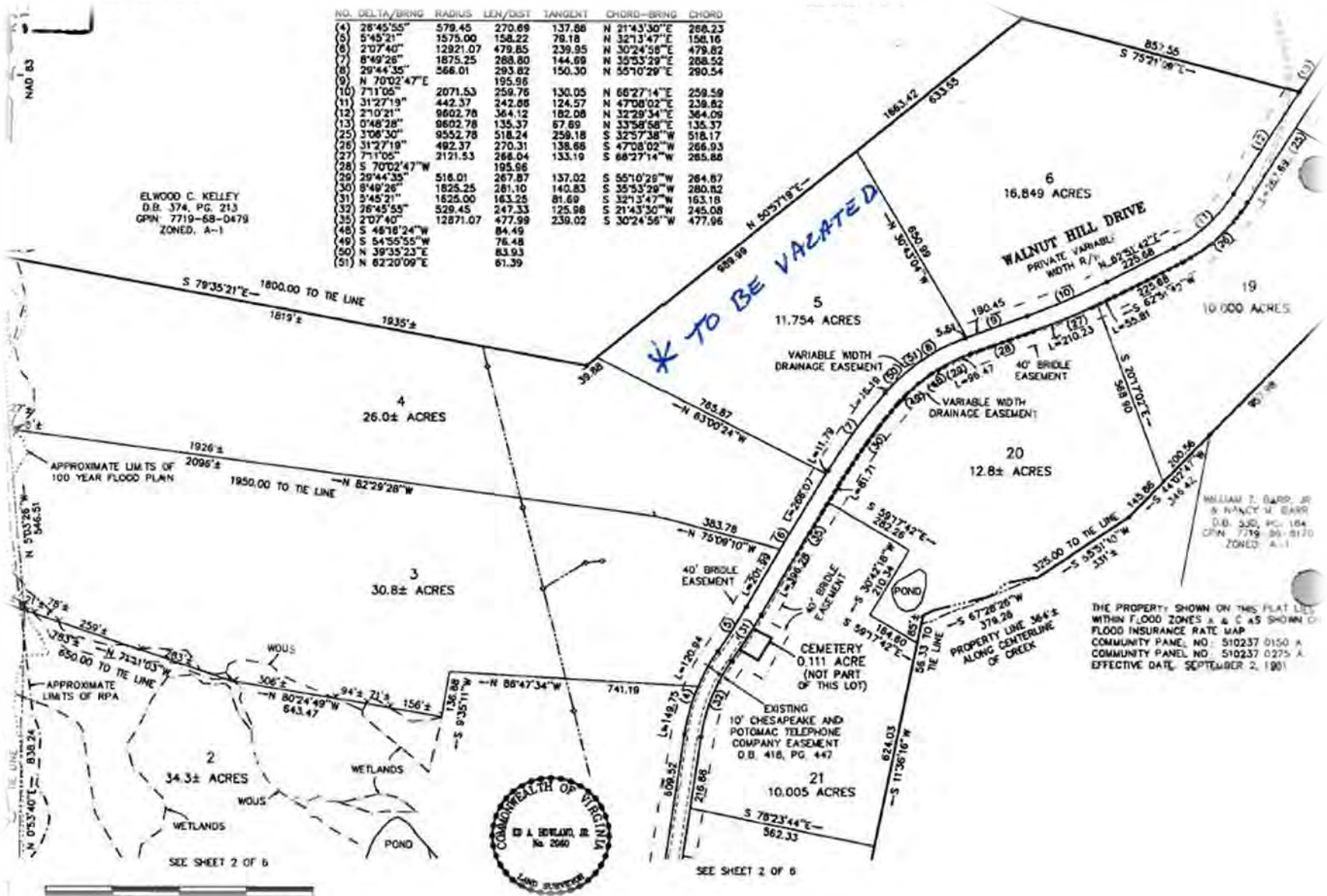
Request	Vacate “Lot 5” in Walnut Hill, Section II to allow for a future road extension into the adjoining 100+ acre parcel to create 10 new subdivision lots (Walnut Hill, Section III)
Zoning	A-1, Agricultural District
Land Use	Agricultural





NO.	DELTA/BRING	RADIUS	LEN/DIST	TANGENT	CHORD-BRING	CHORD
(4)	26°45'55"	579.45	270.69	137.88	N 21°43'30"E	268.23
(5)	5°45'21"	1575.00	158.22	79.18	N 32°13'47"E	158.16
(6)	2°07'40"	12921.07	479.85	239.95	N 30°24'58"E	479.82
(7)	8°49'28"	1875.25	268.80	144.69	N 35°33'29"E	268.52
(8)	29°44'35"	566.01	293.82	150.30	N 55°10'29"E	290.54
(9)	N 70°02'47"E		195.96			
(10)	7°11'05"	2071.53	259.76	130.05	N 66°27'14"E	259.59
(11)	31°27'19"	442.37	242.88	124.57	N 47°08'02"E	239.82
(12)	2°10'21"	9602.78	364.12	182.08	N 32°29'34"E	364.09
(13)	0°48'28"	9602.78	135.37	67.89	N 33°58'58"E	135.37
(25)	3°08'30"	9552.78	518.24	259.18	S 32°57'38"W	518.17
(26)	31°27'19"	482.37	270.31	138.66	S 47°08'02"W	266.93
(27)	7°11'05"	2121.53	266.04	133.19	S 66°27'14"W	265.86
(28)	S 70°02'47"W		195.96			
(29)	29°44'35"	518.01	267.87	137.02	S 55°10'29"W	264.87
(30)	8°49'28"	1825.25	281.10	140.83	S 35°53'29"W	280.82
(31)	5°45'21"	1825.00	163.26	81.69	S 32°13'47"W	163.18
(32)	26°45'55"	529.45	247.33	125.98	S 21°43'30"W	245.08
(35)	2°07'40"	12871.07	477.99	239.02	S 30°24'58"W	477.96
(46)	S 48°18'24"W		84.49			
(49)	S 54°55'55"W		76.48			
(50)	N 39°35'23"E		83.93			
(51)	N 82°20'09"E		61.39			

ELWOOD C. KELLEY  
D.B. 374, PG. 213  
CPIN: 7719-68-0479  
ZONED, A-1



WILLIAM T. BARR, JR.  
& NANCY M. BARR  
D.B. 530, PG. 164  
CPIN: 7719-86-8170  
ZONED, A-1

THE PROPERTY SHOWN ON THIS PLAT LIES  
WITHIN FLOOD ZONES A & C AS SHOWN ON  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO: 510237 0150 A  
COMMUNITY PANEL NO: 510237 0275 A  
EFFECTIVE DATE, SEPTEMBER 2, 1991



SEE SHEET 2 OF 6

SEE SHEET 2 OF 6

# Ordinance of Vacation

## Walnut Hill, Section II Subdivision (George Bryant)

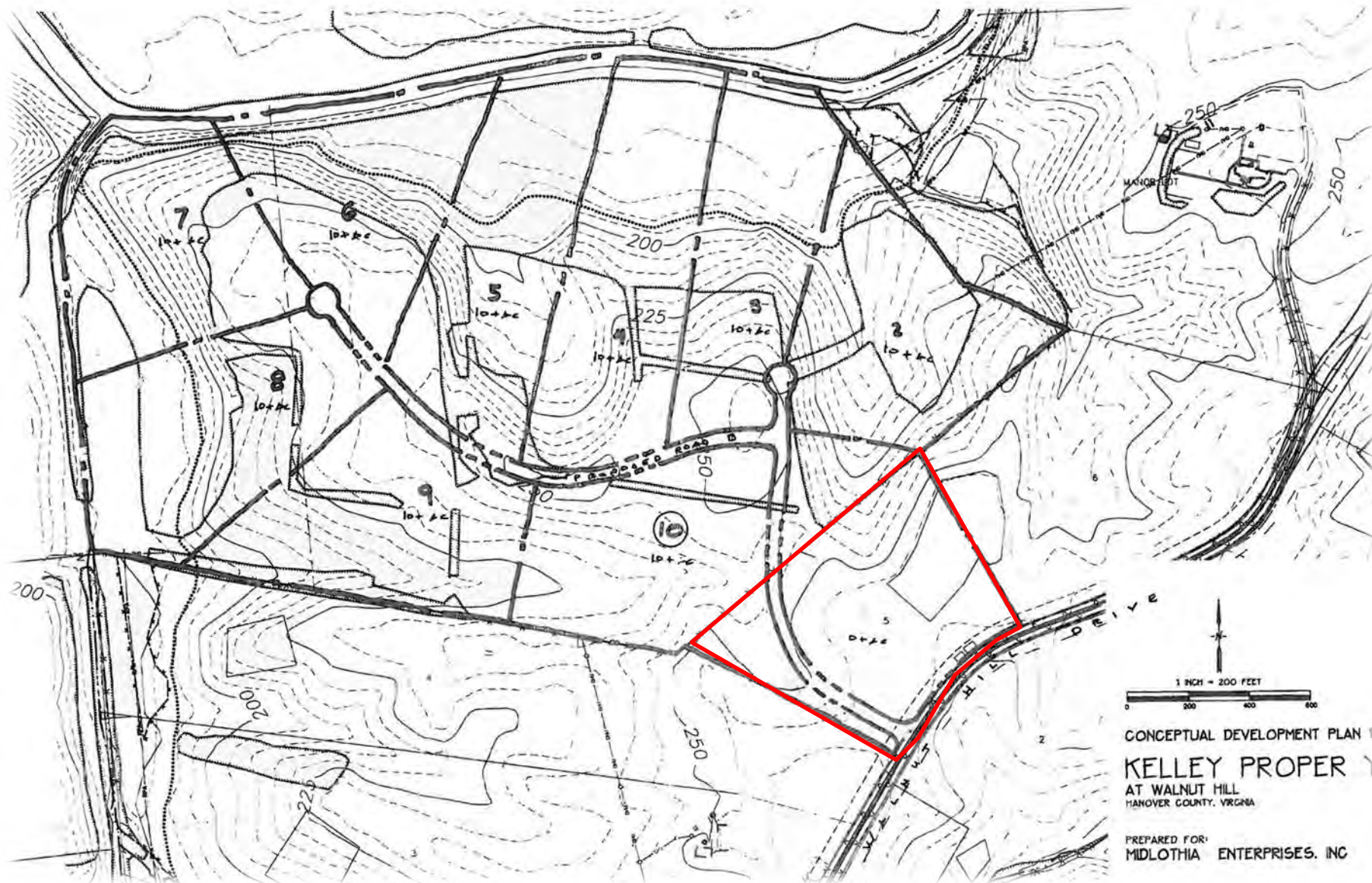
### South Anna Magisterial District

#### Planning Analysis:

- Vacation of Lot 5 would:
  - Create land for a road access
  - The area of Lot 5 will be combined into the area of 2 lots within the proposed subdivision
- The Vacation document will be recorded concurrently with the proposed subdivision plat



DEPENDENT UPON A MORE COMPLETE SITE STUDY,  
DETAILED ENGINEERING DESIGN AND/OR  
GOVERNMENTAL AGENCY(S) REVIEWS/APPROVALS.



CONCEPTUAL DEVELOPMENT PLAN  
**KELLEY PROPER**  
AT WALNUT HILL  
HANOVER COUNTY, VIRGINIA

PREPARED FOR:  
MIDLOTHIA ENTERPRISES, INC



Ordinance of Vacation  
Walnut Hill, Section II Subdivision (George Bryant)  
**South Anna Magisterial District**

Staff Recommendation:

**ADOPTION** of Walnut Hill, Section II (George Bryant) Ordinance, to vacate “Lot 5” as shown on the plat, titled “Walnut Hill, Section II”, and dated March 18, 2005, and recorded April 12, 2005



C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

Request	Amend the proffers to permit truck access from Ashcake Road
Location	West line of Ashcake Road, 1,000' north of its intersection with Lewistown Road
Zoning	M-2(c), Light Industrial District with conditions
Acres	16.79
Land Use	Commercial and Suburban General



# Hanover County, Virginia

## Land Use Map

### Legend

-  Agricultural
-  Rural Village
-  Sub. Transitional 1-2 DU Ac
-  Sub. General 1-4 DU Ac
-  Sub. High 4-8 DU Ac
-  Multi Family 8-15 DU Ac
-  Commercial
-  Multi Use
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Mechanicsville SAP
-  Flood Plain
-  LDR

### C-35-80(c), Am. 1-13

West Engineering Company, Inc.

proffer amendment

Commercial and Suburban General  
Land Use

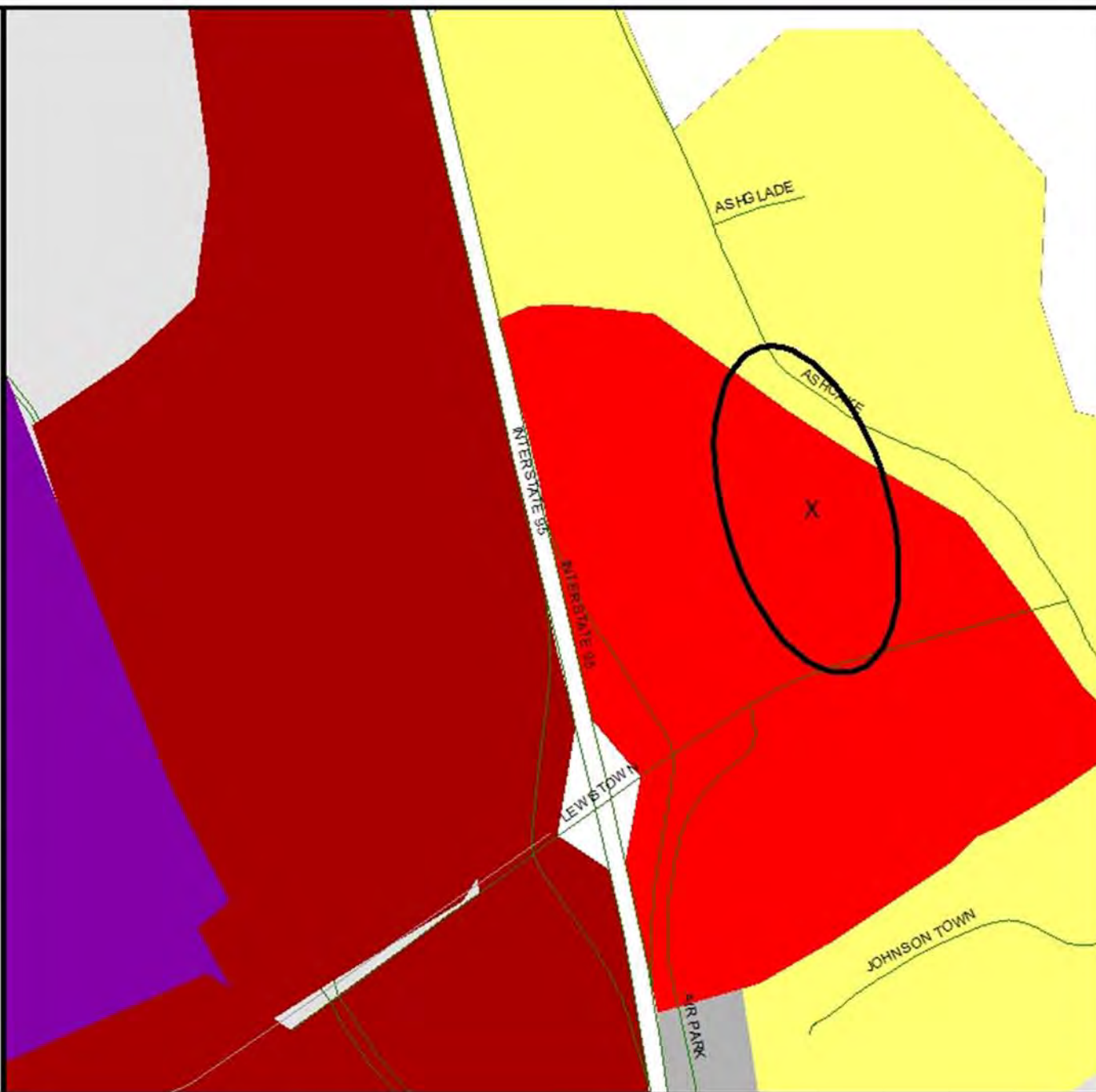
GPIN: 7755-79-7366

Ashland Magisterial District



1 inch = 600 feet

December 03, 2013





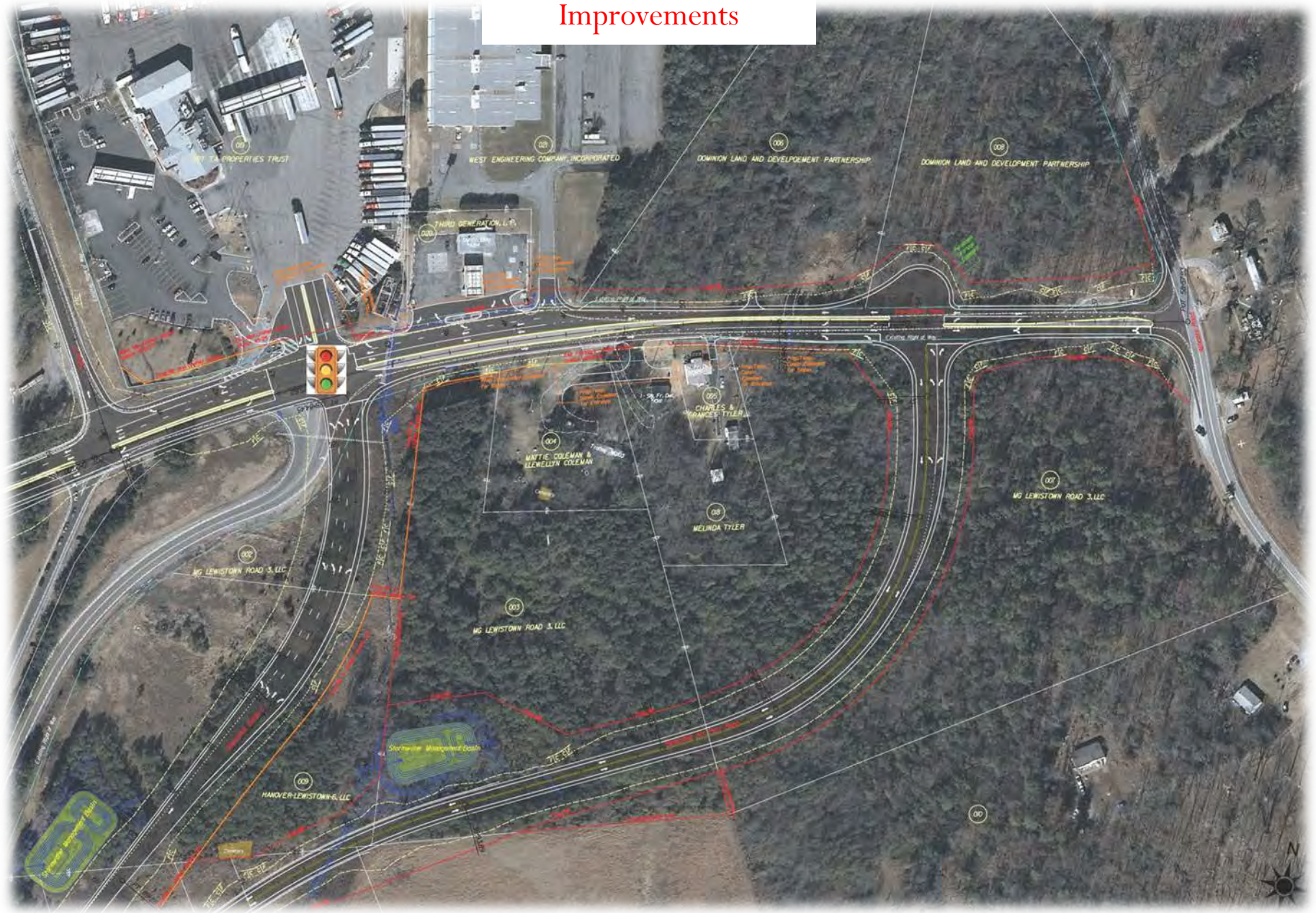
C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

Planning Analysis:

- The property was rezoned in December 1980
  - The proffers limited truck access to Lewistown Road only
- A VDOT road project, which includes the construction of a median along the property's frontage on Lewistown Road, will eliminate left turns to and from the property
- The applicant is proposing a new entrance on Ashcake Road for vehicles and trucks



## I-95 / Lewistown Road Improvements





C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

Planning Analysis, cont.:

- The proposed entrance to Ashcake Road meets sight distance requirements
- A warrant analysis for the proposed entrance determined that a left-turn lane is not required
- At VDOT's request, the applicant has verified that the Ashcake Road/Lewistown Road intersection is adequate for truck turning movements



C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

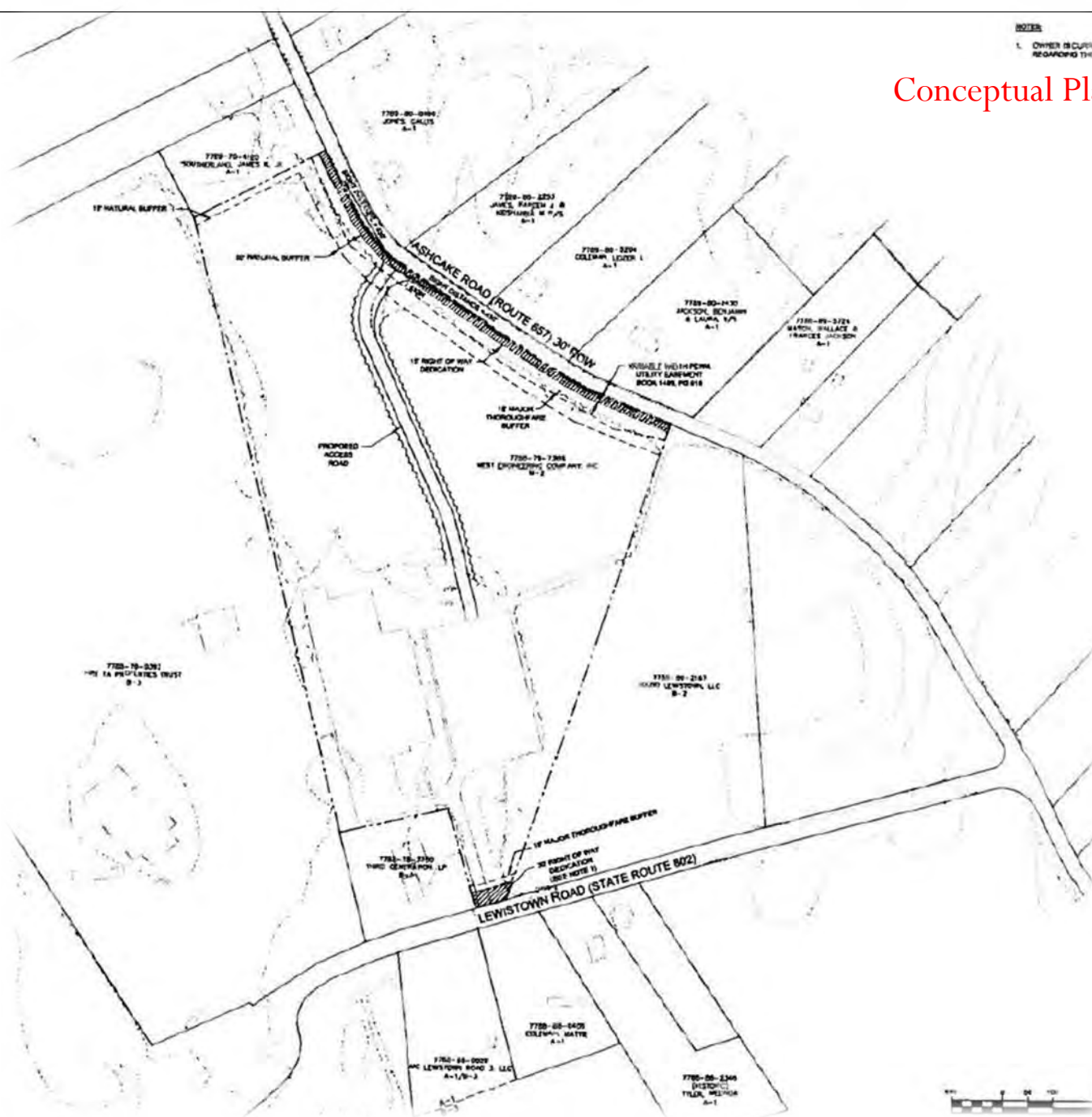
Planning Analysis, cont.:

- To limit the impacts of industrial development on the residential community, the applicant has agreed to maintain the buffers established with the original rezoning which include:
  - A 15' natural buffer along the northern property line
  - A 50' natural buffer along Ashcake Road



NOTES  
1. OWNER IS CURRENTLY  
REGARDING THE

## Conceptual Plan



C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

Proffers:

- Development in substantial conformity with the buffers and entrances shown on the conceptual plan
- Use restrictions





C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

Proffers, cont.:

- Dedication of right-of-way along Ashcake Road only
  - Staff recommends the applicant submit a proffer to dedicate right-of-way to VDOT or Hanover County at no cost along Lewistown Road
  - Recommendation is supported by the Comprehensive Plan, the Business and Residential Development Road Improvements transportation Policy, dated March 13, 2013, and the Transportation Policy, dated May 22, 2013



C-35-80(c), Am. 1-13  
West Engineering Company, Inc.  
**Ashland Magisterial District**

*Recommendations:*

Staff recommends **DENIAL** as submitted, but **APPROVAL** subject to revised proffers as outlined in the staff report

The Planning Commission recommends **APPROVAL** subject to the submitted proffers



C-15-13(c)  
Hanover Land, L.L.C. (Hanky, L.L.C.)  
**Mechanicsville Magisterial District**

Request	Rezone from A-1 to RS(c) to create 49 building lots
Location	Terminus of Adams Farm Road, 0.42 miles south of its intersection with Mechanicsville Turnpike
Zoning	A-1, Agricultural District
Acres	17.71
Land Use	Suburban General



# Hanover County, Virginia

## Land Use Map

### Legend

- Agricultural
- Rural Village
- Sub. Transitional 1-2 DU Ac
- Sub. General 1-4 DU Ac
- Sub. High 4-8 DU Ac
- Multi Family 8-15 DU Ac
- Commercial
- Multi Use
- Business-Industrial
- Industrial
- Limited Industrial
- Planned Business
- Destination Commerce
- Mechanicsville SAP
- Flood Plain
- LDR

### C-15-13

Hanover Land, L.L.C. (Hanky, L.L.C.)

Rezone A-1 to RS

Suburban General Land Use

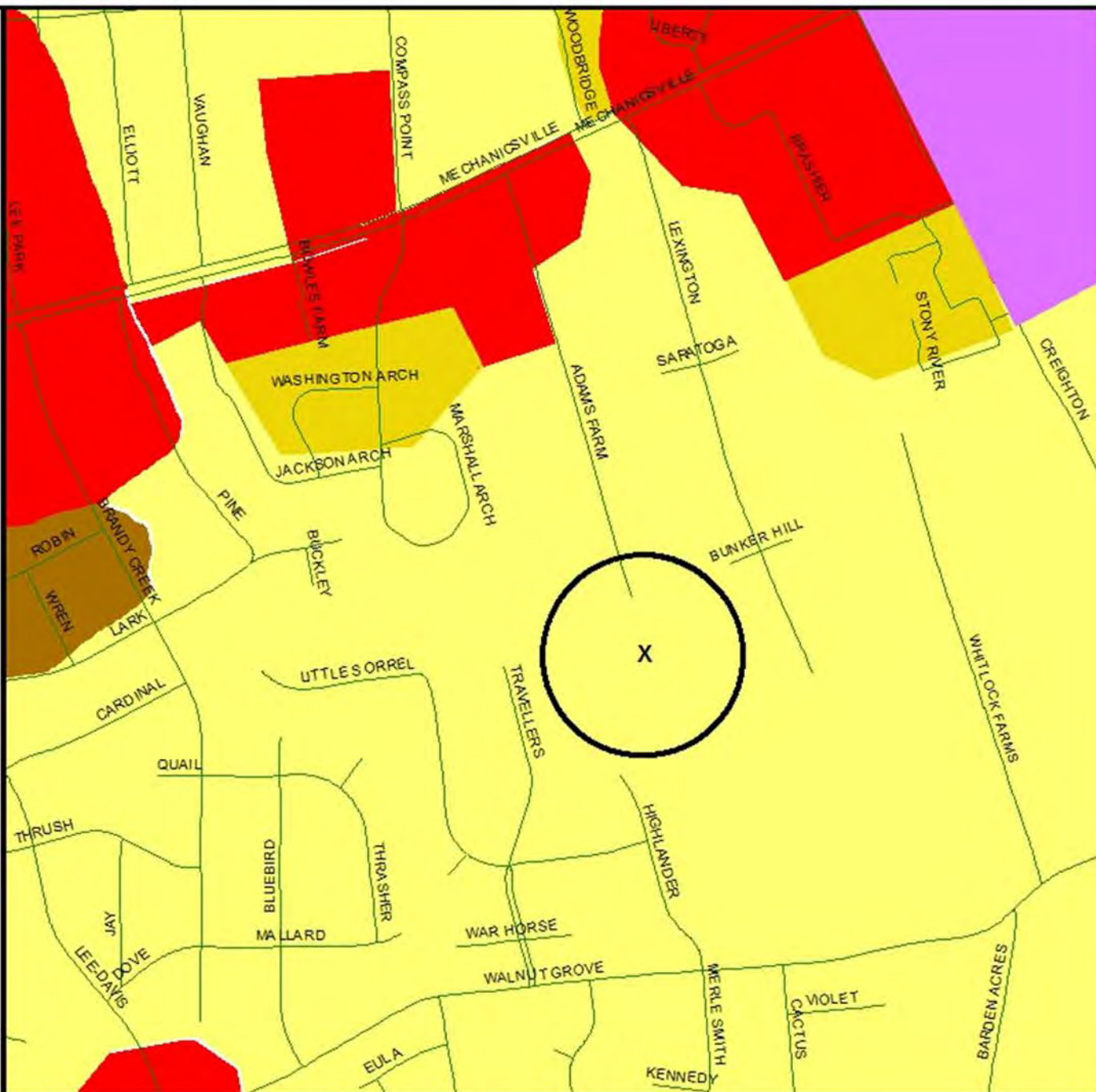
GPIN: 8724-37-8172

Mechanicsville Magisterial District



1 inch = 700 feet

December 03, 2013





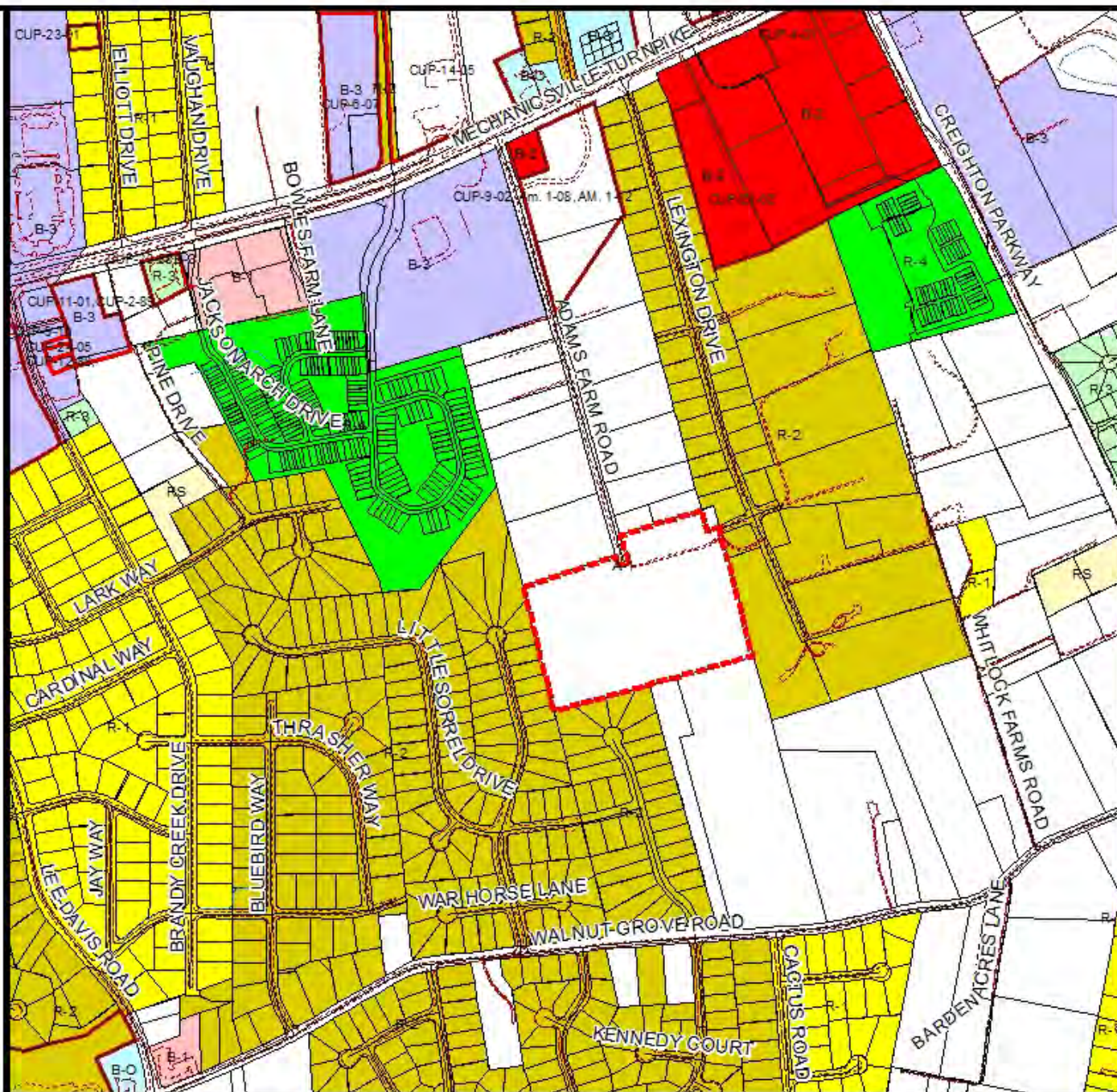
## Zoning Map

— Roads	R-4
--- Water	R-5
..... Private Road	R-6
□ Parcels	RM
<span style="border: 2px solid red;">□</span> CUP	MX
□ A-1	B-1
□ AR-1	B-2
□ AR-2	B-3
□ AR-6	O-S
□ RC	B-O
□ RS	M-1
□ R-1	M-2
□ R-2	M-3
□ R-3	

Mechanicsville Magisterial District



December 03, 2013





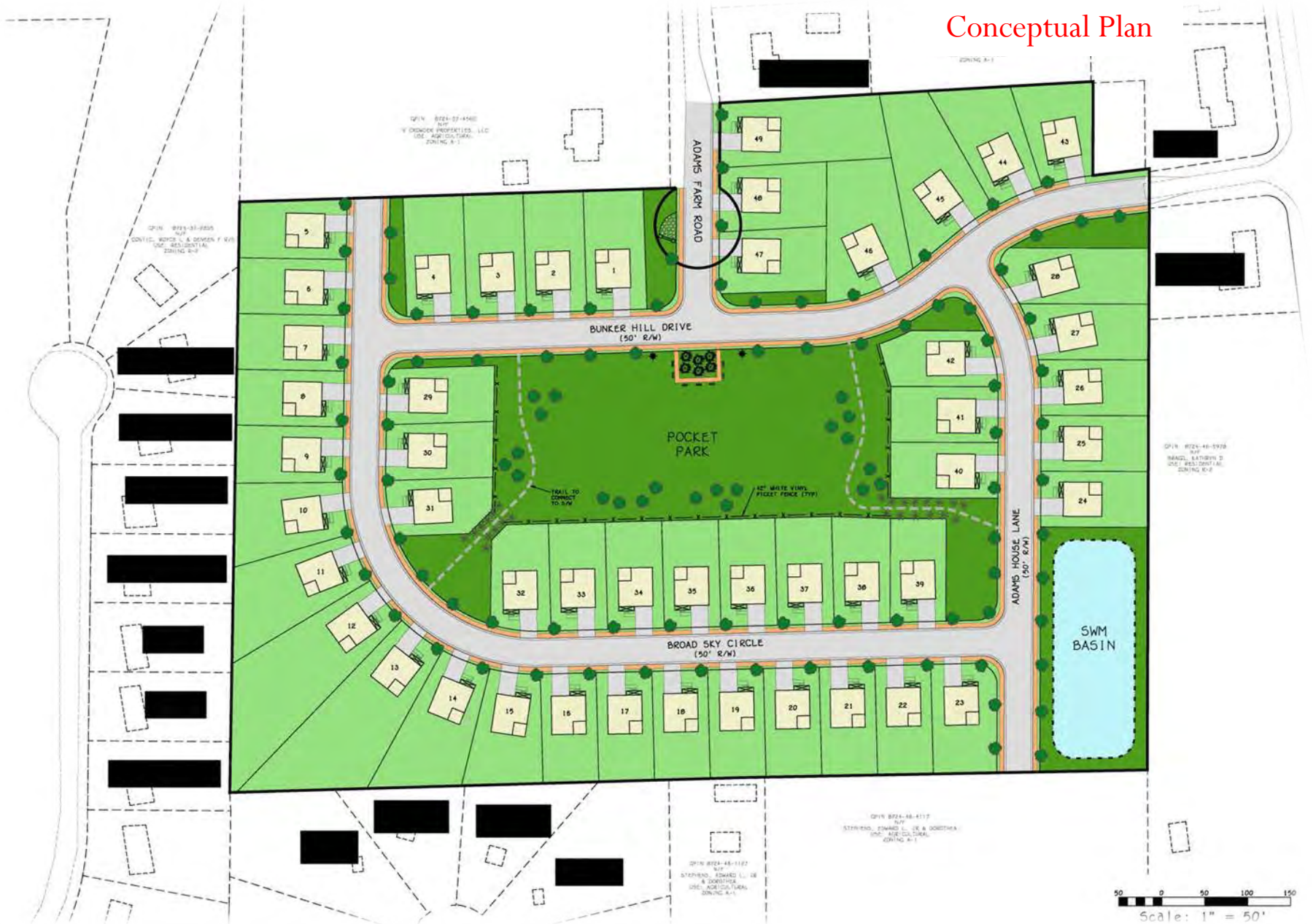
C-15-13(c)  
Hanover Land, L.L.C. (Hanky, L.L.C.)  
**Mechanicsville Magisterial District**

Planning Analysis:

- The applicant is proposing 49 single-family lots with a gross density of 2.82 units per acre
- The conceptual plan addresses the open space requirements of the RS ordinance and strategies of the Comprehensive Plan
- A variety of elevations have been submitted as part of the conceptual plan, which show a diverse use of materials and architectural styles



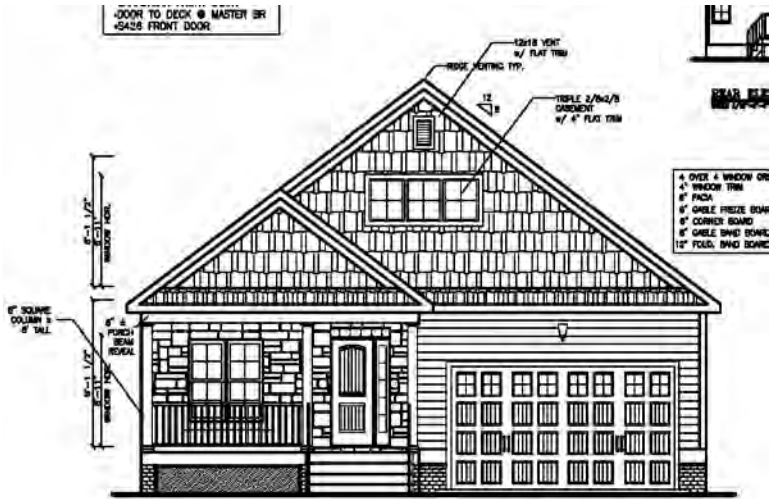
# Conceptual Plan







## Elevations



NT ELEVATION "A" - TRADITIONAL w/ BRICK ACCENT OPT.



BT ELEVATION "A" - CRAFTSMAN w/ STONE ACCENT OPTION

C-15-13(c)  
Hanover Land, L.L.C. (Hanky, L.L.C.)  
**Mechanicsville Magisterial District**

Planning Analysis, cont.:

- Public Works has noted that this development will not be allowed to increase runoff to the surrounding neighborhoods

Community Meeting January 7, 2014:

- Issues raised at the meeting pertained to Adams Farm Road
  - The condition of the road, including its narrowness and quality
  - Additional stormwater runoff from Adams Farm Road and the project





C-15-13(c)  
Hanover Land, L.L.C. (Hanky, L.L.C.)  
**Mechanicsville Magisterial District**

Proffers:

- Contribution to road improvements
- Widening and paving Adams Farm Road to 20', provided that sufficient right-of-way exists to accommodate the increased pavement width and any associated drainage improvements that may be required
  - The proffer also requires that Adams Farm Road be paved regardless of the width of the right-of-way
- In the event a cemetery is located on the property, it shall be relocated in accordance with Department of Historic Resources procedures



C-15-13(c)  
Hanover Land, L.L.C. (Hanky, L.L.C.)  
**Mechanicsville Magisterial District**

*Recommendations:*

The Planning Commission and staff recommend **APPROVAL** subject to the submitted conceptual plan and proffers

